




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300003256 Parcel ID 0000-20-28N-22W-2-001-00 Cadastral ID 0000-28N-22W-20-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 24727 NORTON, BETTY 828 N. 192 RD BUFFALO OK 73834 Parcel Location Situs 2028N22W21 Subdivision Lot/Block / Parcel Size 158 - Acres Sec/Twn/Rng 20 / 28 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>0000-20-28N-22W-2-001-00 05/21/24</p>																																																																																																																				
HOUSE										5/23/2024																																																																																																															
Legal Description Lat/Long: 36.94183695 -99.48467945 SEC 20-28-22 NW4 LESS 2 AC TRACT MODULAR HOME BOOK 762 PAGE 279 BOOK 749 PAGE 700					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.25 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,812 / 1,812
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,812
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Carport - Gable Roof
Remodel	
Year/Eff Age	1985 / 45

HOUSE	5/23/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	70.01	Total Misc Impr	+ 9,555
Roofing Adj	+ 3.28	Garage Cost	+ 3,285
Subfloor Adj	+ -0.47	Total RCN	= 170,031
Heat/Cool Adj	+ 9.27	Depreciation (53%)	- 90,117
Plumbing Adj	+ 4.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 79,914
Adj Base Cost	= 86.75	Lot Value	+ 5,000
Total Area	x 1,812	Indicated Value	= 84,914
Adjusted Cost	= 157,191	Value Per SqFt	46.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,914		
Lot Value	5,000		
Indicated Value	84,914	46.86	Per SqFt
Agland Value	9,773		
Site Improvements	54,983		
Total Value	149,670	82.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	2 1st Stv Cls A	0		2 1985	2	1,614.06		3,228
PATO	Slab Porch - Open	1660	12x6	1985	72	8.98		647
SHDS	Yard Shed - Wood	1661	12x10	1985	120	20.42		2,450
PATO	Slab Porch - Open	1662	60x8	1985	480	6.73		3,230



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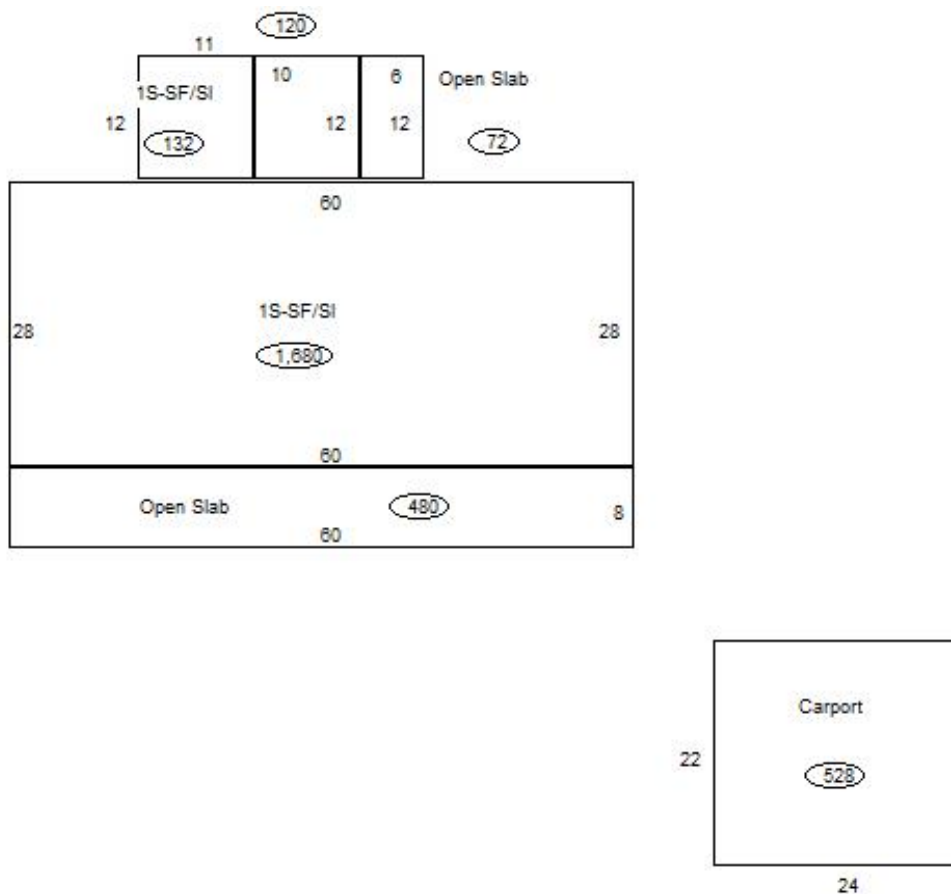
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	72	1.000	72
2	M	SHDS		20	Storage	120	1.000	120
3	M	PATO		20	Open Slab	480	1.000	480
4	G	3		20	Carport	528	1.000	528
5	R	1	Slab	20	1S-SF/Sl	132	1.000	132
6	R	1	Slab	20	1S-SF/Sl	1,680	1.000	1,680
Total Building Area						1,812		1,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 4,000 BU	0x0x0	Dirt		4,000	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)		RCNLD
		Base Cost (1.62 x 4,000)	6,480		6,480	2,722	3,758
	SHDS	Shed - Small	50x40x8	Concrete	Formed Metal	2,000	
	Qual	4	Cond 3.5	Year 2008	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
		Base Cost (19.16 x 2,000)	38,320		38,320	19,926	18,394
	SHDS	Storage	15x8x6	Dirt	Composition Roll	120	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
		Base Cost (18.68 x 120)	2,242		2,242	1,569	673
	SHDS	Storage	10x12x6	Dirt	Formed Metal	120	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
		Base Cost (18.92 x 120)	2,270		2,270	1,589	681
	ASC	AWNING ON METAL SHED	72x16x6	Dirt	Galvanized Metal	1,152	
	Qual	3	Cond 3	Year 1999	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
		Base Cost (3.88 x 1,152)	4,470		4,470	3,531	939
	HAYS	Open Face Shed OPF SHED	24x20x10	Dirt	Formed Metal	480	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
		Base Cost (8.26 x 480)	3,965		3,965	3,013	952
	GRDT	Det Gar Frame Clss C DOUBLE GARAGE	25x22x10	Concrete	Composition Roll	550	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
		Base Cost (34.71 x 550)	19,091		19,091	12,409	6,682

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	34x26x10	Dirt	Galvanized Metal	884	
	Qual	2	Cond 2	Year 1985	Eff Age 49		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (9.50 x 884)		8,398		8,398	6,718	1,680
	SHDS	BAD SHAPE/BEING USED CHICKEN HOUSE 20x14x6		Dirt	Formed Metal	280	
	Qual	1	Cond 1	Year 1985	Eff Age 57		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (9.50 x 280)		2,660		2,660	2,128	532
	UTIL	Utility Building	72x50x10	Concrete	Formed Metal	3,600	
	Qual	2	Cond 2	Year 1985	Eff Age 49		
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD	
	Base Cost (19.82 x 3,600)		71,352		71,352	50,660	20,692



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			3.409	160	160	545	545
QA	QUINLAN LOAM	CR	11			6.846	56	56	383	383
QA	QUINLAN LOAM	NP	11			86.198	35	35	3,034	3,034
QC	QUINLAN-WDWARD 5-12%	NP	14			25.295	45	45	1,133	1,133
QC	QUINLAN-WDWARD 5-12%	CR	14			3.317	71	71	236	236
WB	WOODWARD 3-8%	NP	33			9.589	106	106	1,013	1,013
WB	WOODWARD 3-8%	CR	33			18.901	168	168	3,175	3,175
WD	WOODWARD-QUINLAN3-8%	NP	23			3.445	74	74	254	254
NP Totals						157.000			9,773	9,773
Total Agland						157.000			9,773	9,773